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34

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$90,022.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 87

Notary Public

MY COMMISSION EXPIRES: Nov. 12, 1990

THIS INSTRUMENT WAS PREPARED BY

LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Hensley (NAME)	National Mortgage Company (NAME)	Map 65-9
4836 Catskill Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 140
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	4D-60736

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edward D. Hilderbrandt and wife, Christine Hilderbrandt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas A. Hensley and wife, Mary Louise Hensley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, being Lot No. 450 on the Plan of Sherwood Forest, Section 4, as of record in Plat Book 4460, pages 182 & 182, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said lot.

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record in Book 4704, page 448, said Register's Office.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7083, page 861, Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

Being the same property conveyed to Edward D. Hilderbrandt and wife, Christine Hilderbrandt by deed from B & W Investments of record in Book 7083, page 858, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 62892

SEP 4 2:59 PM '87

DAVIDSON COUNTY, TN

This is {) unimproved (X) improved property, known as 4836 Catskill Drive, Old Hickory, TN 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness hand this 20th day of August, 19 87

Christine Hilderbrandt — Christine Hilderbrandt

Edward D. Hilderbrandt — Edward D. Hilderbrandt

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward D. Hilderbrandt and wife, Christine Hilderbrandt

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 20th day of August 19 87

Commission expires Nov. 12, 1990

Kristine M. Hanson
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Edward D. Hilderbrandt

Christine Hilderbrandt

TO
Douglas A. Hensley

Mary L. Hensley

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

80022.85- CAMT.
224.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.50-
9647A09/04/87 P&L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6289.2

IDENTIFICATION REFERENCE

SEP 4 2 54 PM '87

DAVIDSON COUNTY, TN

No. 13589